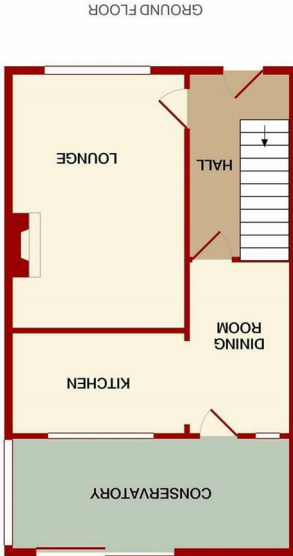
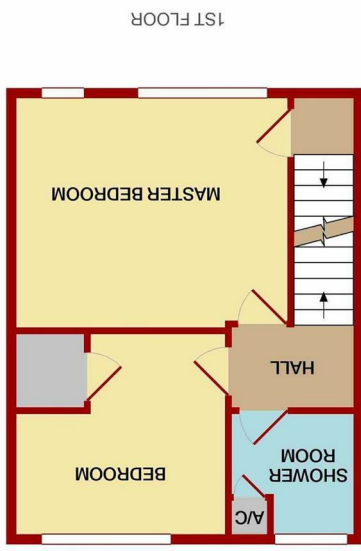
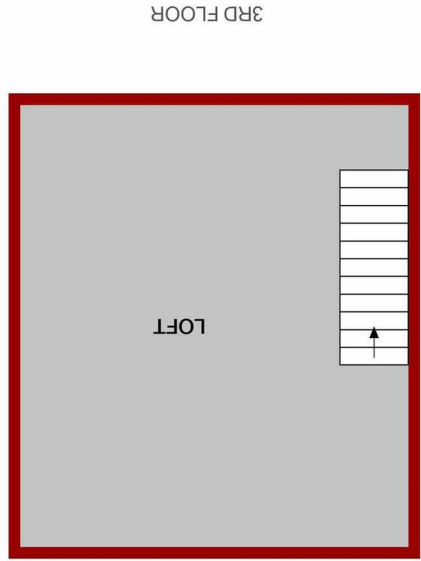
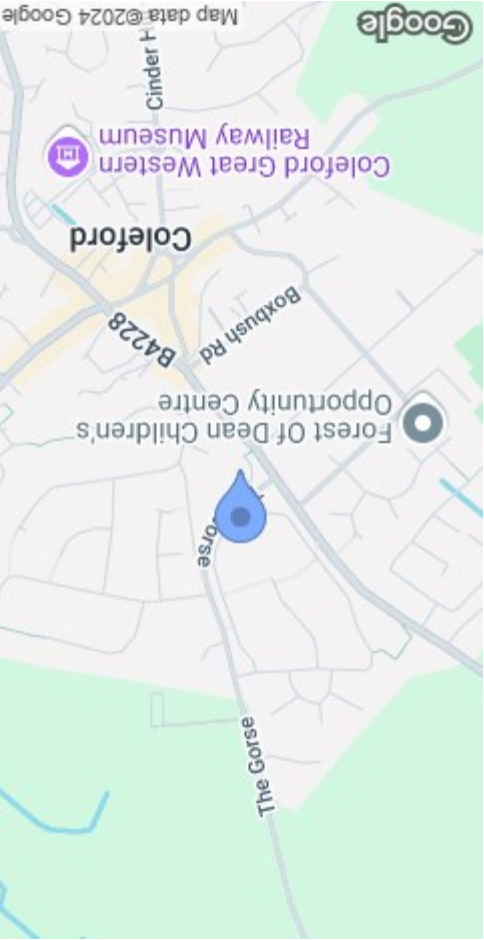




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



49 Sunnybank  
 Coleford GL16 8EH

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£190,000**

A two bedroom mid-terrace property situated close to Coleford town centre. Property is benefitting from no onward chain with potential to improve further, good sized garden with additional workshop area to the rear and two large double bedrooms and large loft space with potential to convert subject to planning permission.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via a partly glazed UPVC door into:

**ENTRANCE HALLWAY**

Stairs to first floor landing, radiator, power points, under stairs storage. Door giving access into:

**LOUNGE**

15'03 x 10'06 (4.65m x 3.20m)

Front aspect double glazed UPVC window, radiator, power points.

From the entrance hallway, door giving access into:

**DINING ROOM**

6'01 x 10'06 (1.85m x 3.20m)

Rear aspect door giving access into conservatory area, radiator, power points, opening giving access into:

**KITCHEN**

10'05 x 6'03 (3.18m x 1.91m)

Rear aspect double glazed UPVC window, range of wall, drawer and base mounted units, power points, space for oven, space for washing machine, stainless steel drainer unit with tap over, space for fridge/ freezer, extractor fan, strip lighting. Door giving access into conservatory area.

**CONSERVATORY**

15'07 x 8'07 (4.75m x 2.62m)

Rear and side aspect double glazed UPVC windows, polycarbonate roof, sliding doors which give access out to a patio area.

**LANDING**

From the entrance hallway, stairs to first floor landing which comprises of a radiator, power points, door giving access into:

**BEDROOM 1**

17'09 x 11'06 (5.41m x 3.51m)

Two front aspect double glazed UPVC windows, radiator, power points, door giving access into loft room.

**BEDROOM 2**

12'01 x 10'04 (3.68m x 3.15m)

Rear aspect double glazed UPVC window, radiator, power points.

**LOFT SPACE/ POSSIBLE BEDROOM THREE OR OFFICE**

This space would be great for an additional bedroom or office with the right planning permissions. Has power and lighting.

**BATHROOM**

8'02 x 7'04 (2.49m x 2.24m)

Rear aspect double glazed UPVC frosted window, modern panelled bath with bath taps over, a rainfall shower head and hand held shower attachment above, vanity wash hand basin unit with mixer tap over, close coupled W.C, heated towel rail, built in cupboard space, extractor fan.

**OUTSIDE**

Outbuilding, mostly laid to lawn, greenhouse, garden shed.

**SERVICES**

Mains Water, Drainage, Electricity, Gas Heating.

**WATER RATES**

Severn Trent.

**LOCAL AUTHORITY**

Council Tax Band: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**TENURE**

Freehold.

**VIEWINGS**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Coleford town centre traffic lights, take a left towards Staunton Road, take a right onto The Gorse and then a left onto Sunnybank Road. Rear left and follow the road around. The property can be found on right hand side via our For Sale board.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

